



**MINUTES OF APRIL 7, 2015 REGULAR MEETING OF THE COVINA CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY /COVINA PUBLIC FINANCING AUTHORITY/COVINA HOUSING AUTHORITY HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET, COVINA, CALIFORNIA**

**CALL TO ORDER**

Mayor King called the Council/Agency/Authority meeting to order at 7:00 p.m., with all members of the City Council present. Closed session items were announced. There were no public speakers.

**ROLL CALL**

**Council Members Present:** ALLEN, DELACH, KING, MARQUEZ, STAPLETON

**Council Members Absent:** NONE

**Elected Members Present:** WALCZAK, COBBETT

**Staff Members Present:** City Manager Miller, Interim City Attorney Hull, Police Chief Raney, Finance Director De Alwis, Parks and Recreation/Library Director Hall-McGrade, Interim Public Works Director Gonzalez, Finance Manager Pacheco, Finance Manager Cole, Police Captain Webster, L.A. County Fire Chief Enriquez, Parks and Recreation Manager Evans, Community Relations Supervisor Hynes, Associate Planner Carter, Senior Housing and CDBG Economic Development Manager Gasser, Electronic Resource Analyst Kadir and Chief Deputy City Clerk LaCroix

**AGENDA POSTING DECLARATION**

The Chief Deputy City Clerk of the City of Covina hereby declares the Council/Agency/Authority agenda for the April 7, 2015 meeting was posted on April 2, 2015 near the front entrance of City Hall, 125 East College Street, Covina, near the front entrance of the Covina Public Library, 234 N. Second Avenue, Covina, by the front entrance lobby of the Joslyn Center, 815 N. Barranca Avenue, Covina, and on the City's website in accordance with §54954.2(a) of the California Government Code.

**CLOSED SESSION**

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION** pursuant to Government Code Section 54956.9(d)(2)  
Number of cases: One (1) potential case
- B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION** initiation of litigation pursuant to Government Code Section 54956.9(d)(4)  
Number of cases: One (1) potential case
- C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION** pursuant to Government Code Section 54957  
Title: City Attorney

**D. PUBLIC EMPLOYEE APPOINTMENT** pursuant to Government Code Section 54957

Title: City Attorney

**E. PUBLIC EMPLOYEE PERFORMANCE EVALUATION** pursuant to Government Code Section 54957

Title: City Manager

**RECONVENE THE MEETING**

The City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Housing Authority meeting reconvened at 7:46 p.m., with all members present.

**PLEDGE OF ALLEGIANCE**

Council Member Marquez led the pledge of allegiance.

**INVOCATION**

Covina Police Chaplain Dave Truax gave the invocation.

**PRESENTATIONS**

Mayor King recognized Peggy Delach for her accomplishments and presented a scrapbook of events during her tenure as Mayor. Council Member Delach also received commendations from Los Angeles County Fire Chief Daryl Osby, Supervisor Michael Antonovich's Office, Senator Ed Hernandez's Office and Congresswoman Grace F. Napolitano's Office.

Mayor King invited Tony Nevarez from the Covina Rotary Club to the lectern and provided highlights of the club's newest program, Kids In Need Growing Strong (KINGS). The KINGS program provides financial assistance for children to participate in local athletic programs. Mayor King expressed his appreciation to the Rotary Club and presented a certificate of recognition for their continued support.

**PUBLIC COMMENTS**

Jean Adair, representing the Covina Center for the Performing Arts, expressed appreciation to Peggy Delach for her dedication during her Mayoral term, and presented her with four tickets to attend the theater as a guest. Ms. Adair also presented Mayor King with four tickets for his upcoming work as Mayor. Ms. Adair, provided information on an upcoming fundraiser event at Azo Vino on April 28, 2015, which will support the Covina Center for the Performing Arts.

**COUNCIL/AGENCY/AUTHORITY COMMENTS**

Council Member Marquez wished Covina happy birthday. He encouraged residents to attend the 2015 Chalk Festival on Saturday, April 18, 2015, 9:00 a.m. to 5:00 p.m. at Heritage Plaza. Council Member Marquez invited everyone to the Covina Lions Breakfast Club pancake breakfast on April 18, 2015. Council Member Marquez stated he attended the Assembly of God *I Will Follow Christ* musical and spoke of the outstanding performance. He announced that on

Saturday, April 25, 2015, the Charter Oak Education Foundation would host their 2015 Hall of Fame Dinner Gala. Council Member Marquez recounted the story of Karen Crespo and her courageous battle with bacterial meningitis and having her prosthetic arms stolen. The local Covina community was able to raise approximately \$12,000 to help offset costs for replacement prosthetics. Donations are still being accepted at [www.CaringforKaren.com](http://www.CaringforKaren.com).

Council Member Delach stated that Alexandra Parslow would be recognized at the Charter Oak Education Foundation Hall of Fame Dinner Gala. Council Member Delach revealed the Covina Chamber of Commerce would be hosting the Taste of Covina event at Covina Heritage Plaza on Thursday, June 25, 2015. The Chamber still has openings for interested restaurants.

Council Member Allen recounted an article in the Sunday Los Angeles Times, which recognizes Covina as having the lowest water usage in all of Los Angeles County. Council Member Allen acknowledged the Covina citizens for their water conservation.

Mayor Pro Tem Stapleton wished the best for those celebrating Passover. Mayor Pro Tem Stapleton thanked the Parks and Recreation staff for their work on the Mayor reception.

Mayor King announced the following “hold the date” events:

- AutismHwy.com and the Covina Cultural Arts Advisory Commission present the Chalk Festival on Saturday, April 18, 2015 at Heritage Plaza, 9:00 a.m. to 5:00 p.m.
- Energy Assessment Screening for Your home (EASY) will help identify opportunities to reduce energy usage and costs. Schedule an appointment through Covina Public Works Environmental Services at (626) 384-5480
- Mark your calendars for the 2015-2016 Budget Study Session on Thursday, May 7, 2015 starting at 6:30 p.m., in the Council Chamber

### **CITY MANAGER COMMENTS**

City Manager Andrea Miller requested to remove Consent Calendar item CC11 from the agenda for further review by staff.

### **CONSENT CALENDAR**

- CC 1.** City Council approved the minutes from the March 3, 2015 regular meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Covina Housing Authority.
- CC 2.** City Council approved the minutes from the March 17, 2015 regular meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Covina Housing Authority.
- CC 3.** City Council approved payment of demands in the amount of \$3,403,826.26.

- CC 4. Successor Agency to the Covina Redevelopment Agency approved payment of demands in the amount of \$11,344.13.
- CC 5. Housing Authority Board received and filed the revised SB 341 Compliance Report on the Housing Successor Agency Low and Moderate Income Housing Asset fund for the year ended June 30, 2014.
- CC 6. City Council approved Facility Use Agreement between the City and Covina Farmer's Market and Family Night for the operation of Farmers' and Street Market in the City of Covina.
- CC 7. City Council adopted **Resolution No. 15-7339**, reviewing continued repairs to City Hall restrooms pursuant to Section 22050 of the California Public Contract Code.
- CC 8. City Council adopted **Resolution No. 15-7340**, authorizing city personnel to make deposits or withdrawals from the Local Agency Investment Fund (LAIF).
- CC 9. Successor Agency to the Covina Redevelopment Agency adopted **Resolution No. 15-030**, designating officers authorized to make deposits or withdrawals from the Local Agency Investment Fund (LAIF).
- CC 10. Covina Public Financing Authority Board adopted **Resolution No. 15-12**, designating officers authorized to make deposits or withdrawals from the Local Agency Investment Fund (LAIF).
- CC 12. City Council adopted **Resolution No. 15-7342**, amending the fiscal year 2014-2015 General Fund budget to accept up to \$600 from the East San Gabriel Valley Human Services Consortium for use of City office and authorize the City Manager to sign lease agreement.
- CC 13. City Council approved letter agreement with Control Automation Design for Charter Oak Reservoir Power Supply Panel SCADA Upgrade.
- CC 14. City Council approved letter agreement with Control Automation Design for SCADA System Automation Services.

On a motion made by Mayor Pro Tem Stapleton, seconded by Council Member Delach, the City Council approved Consent Calendar items CC-1 through CC10 and Consent Calendar items CC12 through CC14. Consent Calendar item CC11 was remove from the agenda and was not voted on.

*Motion approved the Consent Calendar items CC1-CC10, CC12-CC14 as follows:*

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

## **PUBLIC HEARING**

**PH1.** Public hearing was before City Council to consider adopting a resolution authorizing annexation of territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 7), and to call and hold a special election (166 E. Center Street).

At 8:27 p.m., Mayor King opened the public hearing.

Mayor King inquired and City Clerk Walczak responded that notice of public hearing was given in accordance with the Mello-Roos Community Facilities of 1982.

Mayor King inquired and City Clerk Walczak responded that no written protests had been received from the landowners within the annexation area, therefore a majority protest does not exist.

At 8:28 p.m., Mayor King invited comments from anyone wishing to speak in regards to the annexation of territory to Community Facilities District No. 2007-1 and related matters. Being none, on a motion made by Council Member Allen, seconded by Council Member Marquez, Mayor King closed the public hearing by the following roll call vote:

***Motion carried to close the public hearing as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

Mayor King inquired and City Clerk Walczak responded that 100% of the consent and waivers have been received and the Special Election can be held.

Mayor King stated because a majority protest does not exist, it is appropriate for the City Council to consider resolutions regarding the annexation of territory and to call a special election within the annexation area.

On a motion made by Council Member Allen, seconded by Council Member Marquez, the City Council adopted **Resolution No. 15-7336**, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 7) and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors; and to adopt **Resolution No. 15-7337**, calling a special election and submitting to the voters of Annexation No. 7 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 7 to finance Public Services, and the establishment of an appropriations limit.

***Motion carried and Resolution No. 15-7336 and Resolution No. 15-7337 of Public Hearing item PH1 were adopted as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

Mayor King inquired and City Clerk Walczak confirmed she had received the ballots from the landowners in the annexation area.

Mayor King asked if there were any further ballots to be submitted to the City Clerk; and to do so at this time. Being none, Mayor King requested that City Clerk Walczak proceed to canvass the ballots.

City Clerk Walczak reported the canvass on Proposition A was as follows: **one (1) vote cast in support** of the proposition and zero votes cast in opposition to the proposition. Therefore, **Proposition A was approved with a 100% vote in favor.**

City Clerk Walczak reported the canvass on Proposition B was as follows: **one vote cast in support** of the proposition and zero votes cast in opposition to the proposition. Therefore, **Proposition B was approved with 100% vote in favor.**

On a motion made by Council Member Delach, second by Council Member Marquez, the City Council adopted **City Resolution No. 15-7338**, making certain finding, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 7.

***Motion carried and Resolution No. 15-7338 of Public Hearing item PH1 were adopted as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

## **NEW BUSINESS**

**NB1.** City Council to confirm the schedule of Mayor's appointments to Intergovernmental Agencies and adoption of a City Resolution appointing the City's Representative and Alternate to the League of California City Selection Committee.

On a motion made by Mayor Pro Tem Stapleton, seconded by Council Member Delach, the Council/Agency/Authority adopted **Resolution No. 15-7344**, thereby appointing Mayor John King as the delegate and Council Member Allen as the alternate to act on behalf of the City at meetings of the City Selection Committee and the Local Agency Formation Commission (LAFCO) for County of Los Angeles; and authorized the Chief Deputy City Clerk to fill the appointed names on said Resolution as well as making the following schedule of appointments to outside and intergovernmental agencies:

### **Outside Agency Appointments**

Sanitation Districts of L.A. County	King delegate; Stapleton alternate
L.A. Works	Stapleton delegate; Allen alternate
Foothill Transit Zone	Delach delegate; King alternate
Independent Cities Association	Stapleton delegate; Allen alternate
League of CA Cities, L.A. Division	King delegate; Stapleton alternate
SGV Council of Governments (COG)	Stapleton delegate; Marquez alternate
SGV Mosquito and Vector Control	Henry Morgan; serves until 12/31/2015
SGV Water Association (Watermaster)	King delegate; Stapleton alternate
So Cal Association of Gov'ts (SCAG)	Marquez delegate; King alternate
City Selection Committee & LAFCO	King delegate; Allen alternate (as above)

### **Council Liaison to City Boards, Commissions and Committees**

Planning Commission	Delach/King
Youth Accountability Board	Marquez/King
Library Board of Trustees	Stapleton/Delach
Cultural Arts Advisory Commission	Marquez/Allen
Covina Concert Band	Allen/Marquez
City Auditors Committee	Stapleton/Allen
Community Recognition Committee	King/Allen
Covina Chamber of Commerce	Stapleton/Delach

### **Council Committee – Policy Development Assignments**

Planning	Delach/King
Code Enforcement	Stapleton/Allen
Parks and Recreation	King/Marquez
Seniors	Stapleton

***Motion approved New Business item NB1 confirming appointments and adopted Resolution No. 15-7344, as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

**NB2.** City Council discussion on imposing a moratorium on land use changes and the consideration of options to moratorium.

Nancy Fong, Planning Consultant, reported that staff prepared options for Council consideration and informed that under State planning and zoning law, cities are required to maintain a General Plan (GP), which guides the physical development of the city. The City Council has authority to deny a general plan amendment and is under no obligation to approve a general plan agreement as a requirement of a proposed development project. Ms. Fong explained that developers and builders are usually sensitive to the moratorium and tend to shy away from a community, which could then have indirect economic impact to the City. Ms. Fong presented for consideration the adoption of a policy and specific criteria for Planning Commissioners and Council Members to consider in reviewing proposed general plan amendments on a case by case basis. While the policy resolution is in place, City Council could continue to study and analyze the citywide land use concerns.

Council Member Delach stated she agrees with creating a policy and is in support of preparing a resolution establishing a policy.

Council Member Marquez stated he does not support a blanket moratorium and would like Council to consider general plan amendments on a case by case basis.

Council Member Allen stated he is in opposition to a moratorium or any type of restricting.

Mayor Pro Tem Stapleton stated he requested this item for discussion for proposed zone changes until the City's General Plan is finalized. Mayor Pro Tem Stapleton expressed that he wished to remain business friendly, yet in a smart way.

Following a brief discussion and on a motion made by Mayor Pro Tem Stapleton, seconded by Council Member Delach, the City Council directed staff to prepare a resolution that establishes a policy and specific criteria or requirements that must be met prior to consideration of general plan amendment proposals.

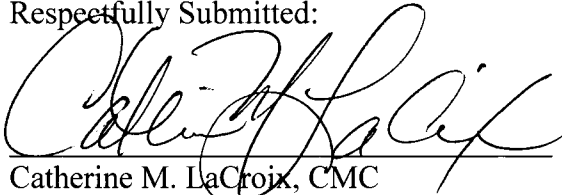
*Motion directed staff to prepare a resolution establishing a policy and specific criteria for Council to consider in reviewing any proposed general plan amendment, as follows:*

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

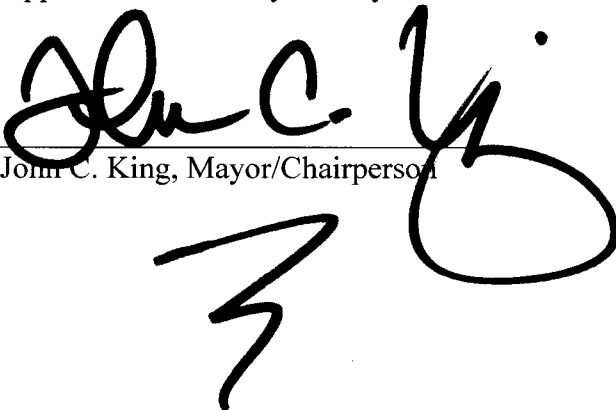
### **ADJOURNMENT**

At 8:55 p.m., the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority to its next regular meeting of the Council/Agency/Authority on **Tuesday, April 21 2015**, at 6:30 p.m., for closed session and 7:30 p.m., for open session in the Council Chamber located inside of City Hall, 125 East College Street, Covina, California, 91723.

Respectfully Submitted:

  
Catherine M. LaCroix, CMC  
Chief Deputy City Clerk

Approved this 5th day of May 2015:

  
John C. King, Mayor/Chairperson